



MIAMI BEACH

OFFICE OF THE CITY MANAGER

LTC # 211-2006

LETTER TO COMMISSION

TO: Mayor David Dermer and Members of the City Commission

FROM: City Manager Jorge M. Gonzalez

DATE: August 25, 2006

SUBJECT: CIP Bi-weekly Construction Project Update

Attached please find the bi-weekly update you have requested for active City of Miami Beach construction projects under the purview of the CIP Office.

JMG: [Signature] JCC/OAJ

Attachment

c: Tim Hemstreet, Assistant City Manager
Jorge Chartrand, CIP Director
Jorge Cano, Assistant CIP Director

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CITY CLERK'S OFFICE

CIP - PROJECTS UNDER CONSTRUCTION

DISTRICT	NAME	PROJECT DESCRIPTION	UPDATE: AUGUST 11 - AUGUST 25, 2006
SOUTH BEACH	COLONY THEATER	The project entails renovations to the Colony Theater to improve theater operations and performance functions, and provide renovations to comply with ADA Title III requirements.	All major construction is now complete. Punch lists have been prepared by A/E and completed by the contractor. All building department approvals have been obtained. Substantial completion was reached and a temporary certificate of occupancy is in place.
SOUTH BEACH	WASHINGTON AVENUE MASTER PLAN	Design/Build Project. Streetscape improvements along Washington Avenue per Master Plan. Includes Phases I through V. Improvements include sidewalks, curb and gutter, sidewalk lighting, landscaping, median planting, irrigation and median design elements.	All water mains and sanitary sewers have been installed. Drainage, resurfacing, street lighting, sidewalk, curb and gutter replacement and landscaping are complete. Traffic mast arm installations funded by the County have been completed.
SOUTH BEACH	VENETIAN ISLANDS NEIGHBORHOOD RIGHT-OF-WAY IMPROVEMENTS BP13B (BELLE ISLE AND BELLE ISLE PARK)	Installation of new water main and storm water pump station, drainage, streetscape improvements on Island Avenue North, Island Avenue South, Century Lane, Farrey Lane and renovation of Belle Isle Park.	Contractor has installed a temporary fence around the park for safety, provided a temporary parking lot within the park (34 ± spaces) which will be restored to greenspace at the end of the Project. 80% of the drainage structures and lines have been installed in Belle Isle Park. Several landscape median curbs and gutter have been installed at Island Avenue South. Approximately 400 linear feet of water main has been installed at Island Avenue South since 8/12/06. The sheet piling for the installation of the storm water pump station structure is anticipated to begin within the next two weeks.
SOUTH BEACH	BAY ROAD	Drainage, sidewalk, landscaping, parking, roadway improvements 1400-1600 Bay Rd.	The City, the developer and the contractor are evaluating the performance of the drainage to resolve some issues. Final completion will be achieved after this matter is addressed. Expected completion is fall of 2006.

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SOUTH BEACH	NEW 20-INCH WATER MAIN ON MACARTHUR CAUSEWAY & TERMINAL ISLAND WATER BOOSTER PUMP STATION	<p>The Scope of Work includes the construction of a new water booster pump station with two (2) 250-HP pumps, motors, variable frequency drives, electrical controls, emergency generator connections, control panels, HVAC system, all housed in a two-story structure</p> <p>Project 99% complete, landscape and asphalt completed. Expecting to turn over the station to the Public Works Department for use in September. Electrical power connected by FPL and contractor is performing final items for completion.</p>		
	JACKIE GLEASON THEATRE OF THE PERFORMING ARTS	<p>ADA and Interior Improvements; improvements include renovations to restrooms, dressing rooms, main lobby galleries and entranceways, extension of balcony, installation of ADA compliant doors & hardware, exterior ADA ramp, and Box Office renovations to meet ADA requirement.</p> <p>Theater operating under TCC while punch-list items are addressed by Contractor. Contractor to implement revisions made by the Building Dept. Construction being coordinated with the events schedule of the theater. Phase I - Final CC is expected Fall 2006.</p>		
SOUTH BEACH	CONVENTION CENTER IMPROVEMENTS	<p>Renovation and ADA improvements were to restrooms, doors, door hardware, and box offices.</p> <p>Twelve pairs of restrooms and one Men's restroom located in Halls A, B, C, & D, and Lobby C & D are substantially complete. Final completion for Group C restrooms is in progress. Demolition work for 3 pairs of restrooms in Group D has been completed. Plumbing work has been completed in one of the restrooms and is in progress in two restrooms.</p>		

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MIDDLE BEACH	MIAMI BEACH GOLF CLUBHOUSE & MAINTENANCE BLDG (RESTROOM)	New construction of 10,000 square foot clubhouse, 3,000 square foot maintenance building, and two free standing restrooms with rain shelters.		URS submitted the Reasonable Assurance Report to FDEP / DERM and the City was given notice to proceed with the drainage well installation at the maintenance building. The well installation commenced the week of May 22, 2006 and had a duration of 30 days. There have been some delays due to DERM's review of the samples of groundwater that have been tested. It was anticipated that the well installation would be completed by mid-August 2006. However, DERM is requiring more information prior to issuing a permit for the well installation. A Certificate of Occupancy was issued for the Maintenance Building on 7-7-06.			
MIDDLE BEACH	FIRE STATION #2	Fire Station No. 2 consists of the construction of a new 3-bay Fire Station, with living quarters, and the City Emergency Operations Center. Full historic restoration of the existing Fire Station Building for use as Fire Department Administrative Offices.		The contractor is working on interior partitions, rough electrical, plumbing, HVAC and fire suppression. The roof has been completed, doors are being installed, site work and exterior painting are underway. Work on significant interior portions of the project are currently being delayed due to issues with window installation and IT areas. The City's IT Department and CIP are working to finalize IT's requirements for the EOC. The project A/E and window manufacturer are working with the City's Building Department and CIP to resolve the issues with the windows and storm shutters. Completion of the project will be delayed due to these issues. CIP staff is working with the contractor to try and develop a recovery schedule.			
MIDDLE BEACH	MAURICE GIBB MEMORIAL PARK	A memorial dedicated to Maurice Gibb. Consists of a signage structure made of granite with the lettering "Maurice Gibb Memorial Park" on it. Also a Mosaic flooring made of three different colors (blue, red and yellow) with a bronze plaque imbedded in the design.		Project completed. Ceremony tentatively expected in October 2006. CIP Office is coordinating with the Gibb Family. No additional work is expected.			
MIDDLE BEACH	41ST STREET BRIDGES	Beautification project for the Indian Creek and Biscayne Waterway bridges. Decorative tiles will be applied to the traffic barrier walls, sidewalks widened and new hand rails will be installed on both bridges. The Indian Creek bridge will also receive six new decorative street and pier light fixtures. The existing roadway will also be milled and resurfaced.		Project is now at substantial completion. Preliminary punch list items currently being addressed by contractor. Pier light fixture installation is currently underway. FF&L connection is yet to be completed, as crews are waiting for FDOT's approval of a lane closure request on Indian Creek Drive to carry out necessary repairs. The remaining blue glass aggregate paver installation on the Biscayne Waterway Bridge will be underway in a few weeks pending delivery of the remaining materials. The original technical specifications have been revised by the A/E to comply with standards more pertinent to the application for which the pavers are being used. As all pending issues have now been resolved, the project should be moving forward at an accelerated pace towards completion.			

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NORTH BEACH	NORMANDY ISLE PARK & POOL	Renovation of the 3.60-acre park per 1996 City of Miami Beach Parks Master Plan including: new pool facility, locker rooms, new recreation center on first floor, shade pavilions, field renovation, multi-purpose court, gated park entries, promenade and court.	At the park area, basketball courts have been completed. On Wednesday, June 7th, 2006, a ribbon-cutting ceremony took place to celebrate the completion of a portion of the project funded in part with grant assistance of Florida International University. Additional shade trees have been planted and three palm trees relocated to facilitate development of recreational activities at the open play area. In the pool area, all buildings are receiving roof tile. The Pavilion roof tile work is complete. Stucco work is complete at all buildings and in progress at the exterior perimeter walls. Interior finish work at the restrooms is in progress. Interior finish work at the multi-purpose room and office building is complete. The interior paint work is in progress. Exterior paint is in progress at buildings, where the stucco is complete. The work at the pools is complete and interior finish will be installed once the pools can be filled with water. Preparation work to pour the pool deck is in progress and the completion of the perimeter columns and installation of handrails. Concrete work is being done at the exterior sidewalks and handicap ramp completed.
NORTH BEACH	NORTH SHORE OPEN SPACE PARK & NATURE CENTER	Renovation of the 34.61-acre passive park per 1996 City of Miami Beach Parks Master Plan. Project is divided into 5 phases. Phases I and II are completed. Phase III under construction, Phases IV and V in planning.	Phase III improvements: The contractor has passed all final inspections and the Certificate of Occupancy was issued in May 2006. On May 30th, 2006, Substantial Completion was awarded. The contractor is completing corrections from the punch list, and owner's final inspection is scheduled for August 31st, 2006.
NORTH BEACH	BEATLES MANDALA	The Art-in Public Places Committee funded a cultural enhancement project to the Bandshell Park consisting of a mosaic tile artwork to commemorate the Beatles' visit to Miami Beach.	Construction plans have been submitted to the Building Department for review and permitting. Cost proposal has been received from the contractor. Cost estimate for the tile material has been requested to the artist in order to balance the budget. A community meeting was held on July 24, 2006. The community supports the project and it being located within Bandshell Park. However, the community is concerned that upcoming renovation of the existing community center and the possibility of a new landscape master plan for the park could present a conflict with the art piece's proposed location. The project has been placed on hold until the community center renovation plan advances and a decision is made as to whether or not to do a new landscape master plan.

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NORTH BEACH	FIRE STATION 4 & SEAWALL	Construction will include a new 3-bay fire station with living quarters and repair of existing seawall.	Roofing work is complete. Exterior stucco is complete and paint is in progress with the application of primer and first finish coat. However, work was interrupted by intermittent rain. Storefront and glazing has been completed. Landscaping and irrigation are in progress, and planting of the major components has been completed. Exterior sidewalks and aprons have been poured and the contractor has completed the paver curbs and substrate. Interior paint is in progress. Ceramic tile installation is completed at the bathrooms, kitchen and dining room. However, ceramic tile work is still in progress at the visitor's restroom. Vinyl tile installation is in progress at the dorms. Installation of ceiling grid is complete and acoustical ceiling will be installed once electrical and mechanical work is finished and inspected.
CITYWIDE/ PARKING	17TH STREET PARKING GARAGE (STRUCTURAL REPAIRS & MAINTENANCE)	Structural repairs and maintenance through-out parking garage. Roof membrane and drainage repairs. Also includes electrical and roiling reinforcement.	New project has begun, corrections to the electrical system are being performed as well as cleaning of the drainage system, and no interruption of large amount of spaces is expected at this time.
CITYWIDE/ PARKING	PUMP STATIONS (CITY WIDE)	The Water and Waste Water Pump Station Upgrades project consist of 24 different locations throughout the City of Miami Beach where different types of improvements (depending on the specific site needs) will be performed.	Construction continues in several locations. Some stations are currently on bypass such as PS 23, 22, 15, 27 and 29. Four submersible stations have been completed. Pump Station 28 is under the Public Works Department (PWD) operation. Training has been provide at PS 19 and 23. Heavy construction at PS 15 on 5100 Pine Tree DR., with minor interruption to the street. PS 22 at the Normandy Golf Course with no interruptions of traffic expected.